

CorrieandCo

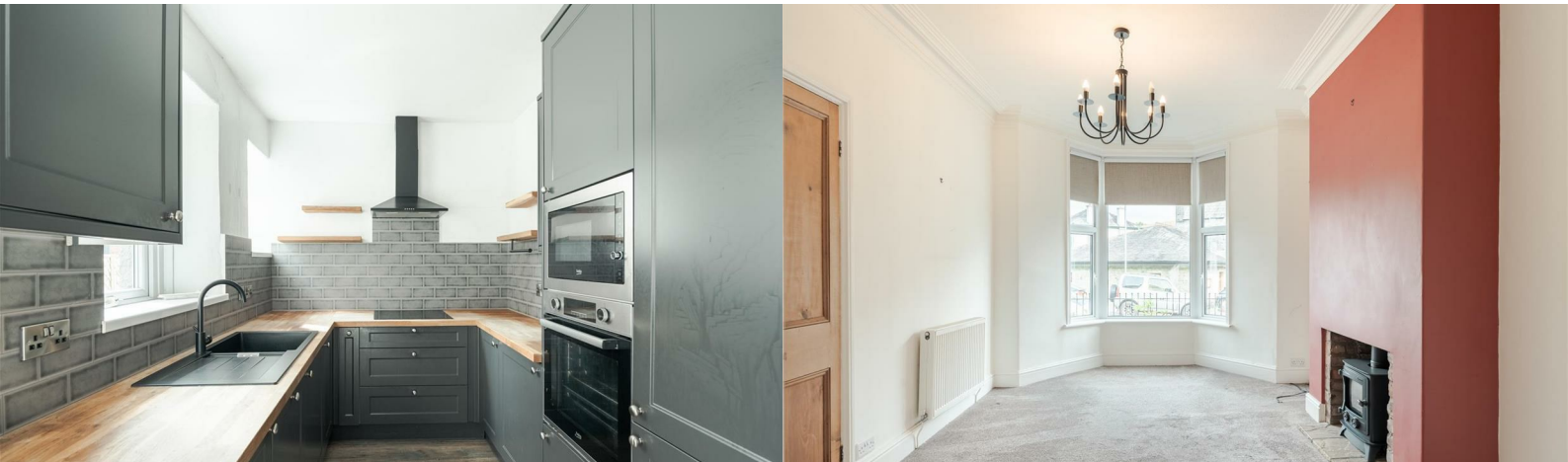
INDEPENDENT SALES & LETTING AGENTS



46 Hartley Street

Ulverston, LA12 0AN

Offers In The Region Of £220,000



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Located just a stones throw away from the centre of Ulverston, Hartley Street presents a delightful opportunity for those seeking a comfortable family home. Boasting a warm and inviting atmosphere alongside desirable features such as a rear yard, storage cellar and modern kitchen. The property presents the perfect opportunity for creating lasting memories.

The location of the property offers easy access to local amenities, schools, and parks whilst the surrounding area is known for its friendly community and picturesque landscapes, providing a serene backdrop for everyday life.

Approaching this mid-terrace home, you are greeted by a small front forecourt that sets the property back from the street and helps create a distinction between the bustle of everyday life and the sanctuary of the home. Stepping inside, you enter an entrance hallway that leads directly into the bright and inviting front lounge. The space features a large bay window for natural lighting and a cosy log burner for winter evenings. The lounge opens up into a spacious dining room offering an ideal setup for family meals and entertaining, double doors at the rear of the room provide access out to a small private yard. Tucked between the living spaces and the kitchen, a set of stairs lead down to a cellar that provides an excellent space ideal for additional storage. The downstairs is completed by the kitchen. The layout maximises the space of the room with fitted counter space, a sink overlooks the window, and a designated cooking area is flanked by an abundance of cupboard space. From the kitchen a rear door provides second access route to the outside yard.

Heading upstairs to the first floor, the landing connects two well-proportioned bedrooms. The main bedroom sits at the front of the property and spans the full width of the main house. The second bedroom looks out over the rear. Finishing the first floor, the family bathroom provides a dedicated storage cupboard for towels and bathroom essentials, a generous sized walk in shower, toilet and handbasin.

Continuing up the stairs to the second floor, the property benefits from a fully converted attic room. This versatile space features its own window and serves as a fantastic additional area, perfect for a home office, hobby room, or quiet retreat.

Vestibule

3'7" x 3'0" (1.108 x 0.917)

Entrance Hall

11'10" x 3'0" (3.623 x 0.919)

Dining Room

13'1" x 10'7" (3.989 x 3.235)

Living Room

13'11" x 10'8" (4.243 x 3.254)

Kitchen

12'5" x 7'5" (3.786 x 2.280)

Landing

13'1" x 5'6" (3.998 x 1.683)

Family Bathroom

12'6" x 7'5" (3.826 x 2.277)

Bedroom One

14'2" x 11'0" (4.324 x 3.361)

Bedroom Two

13'1" x 8'3" (4.004 x 2.523)

Attic Room

13'1" x 12'4" (3.995 x 3.780)

Cellar

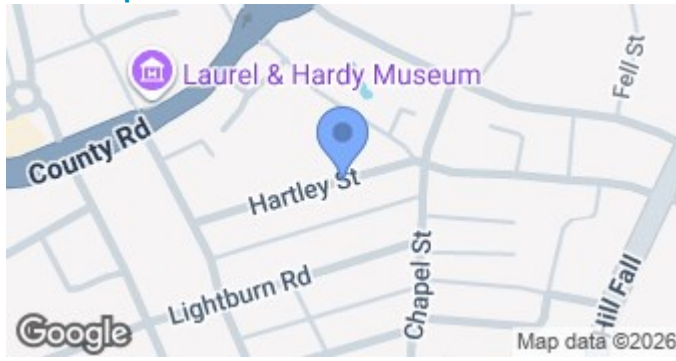
12'5" x 10'8" (3.785 x 3.272)



- No Onward Chain
- Location Close to Town
 - Local Amenities
 - Gas Central Heating
- Small Rear Yard
- Wood Burner
- EPC - D
- Council Tax Band - C



Road Map



Terrain Map



Floor Plan



We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision whether buying or selling.

Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays. Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services. Ask for further information.

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		76	57
		EU Directive 2002/91/EC	